

LOT 30  
IN OR 1952/168  
THE BREAKERS @ OCEAN REACH #2

CASEY LINDA S  
1931 EBBTIDE CT  
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0030-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 80      |
| Interior Floo            | 11 CLAY TILE 20   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 2.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 06 Quality Level 06 |
| DOR CODE | 0100 SINGLE FAMILY  |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 02 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2031.00 |
|------------------|---------|

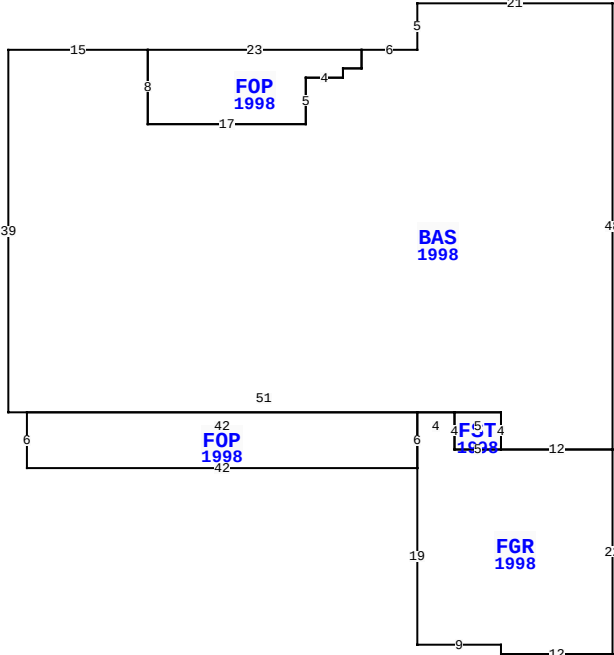
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,536            | 100         | 2,536        | 338,024              |
| FGR       | 469              | 55          | 258          | 34,389               |
| FOP       | 152              | 30          | 46           | 6,132                |
| FOP       | 252              | 30          | 76           | 10,130               |
| FST       | 20               | 55          | 11           | 1,466                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 3,429 | 2,927 | 390,140 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |        |    |          |                |
|----------------|------------|-------------|---------|---|---|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       |
| 2              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 922.00 | SF | 6.50     | 6.50           |
| 3              | 0810       | CONCRETE A  | 0 100   | 5 | 3 | 15.00  | SF | 6.50     | 6.50           |
| 4              | 0861       | POOL GUNIT  | 0 100   | 0 | 0 | 441.00 | SF | 85.00    | 85.00          |
| 5              | 0845       | KOOL DECK   | 0 100   | 0 | 0 | 629.00 | SF | 7.25     | 7.25           |
| 6              | 0911       | SCRN RM A   | 0 100   | 0 | 0 | 933.00 | SF | 17.50    | 17.50          |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | RSF-2    | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                     | 01  | 2,927     | 118.4776    | 148.10         | 433,489        | 1998 | 2003 | 0    | 0    |
| 1 SNGL FAM - 100% - 2009 |     |           |             |                |                |      |      |      |      |
| Heated Area: 2536        |     |           |             |                |                |      |      |      |      |
| HX Base Yr 2009          |     |           |             |                |                |      |      |      |      |



|                                   |          |           |            |     |
|-----------------------------------|----------|-----------|------------|-----|
| 1931 EBBTIDE CT, FERNANDINA BEACH | BLD DATE | LGL DATE  | 03/13/2024 | MLU |
|                                   | XF DATE  | LAND DATE |            |     |
|                                   | INC DATE | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 8              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 390,140     |   |
| TOTAL MARKET OB/XF VALUE  |  | 23,455      |   |
| TOTAL LAND VALUE - MARKET |  | 250,000     |   |
| TOTAL MARKET VALUE        |  | 663,595     |   |
| SOH/AGL Deduction         |  | 337,151     |   |
| ASSESSED VALUE            |  | 326,444     |   |
| TOTAL EXEMPTION VALUE     |  | 50,000      |   |
| BASE TAXABLE VALUE        |  | 276,444     |   |
| TOTAL JUST VALUE          |  | 663,595     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 577,656     |   |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| B22363     | HURRICANE SHUTTER | 2,004   | 03/01/2009 |
| B9906236   | SWIM POOL         | 15,300  | 06/01/1999 |
| B9804966   | NEW CONSTR        | 128,000 | 05/01/1998 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1952/0168                      | 12/08/2014 | QC        | U   | I   | 11     |
| GRANTOR: CASEY LINDA S & MICHA |            |           |     |     |        |
| GRANTEE: CASEY LINDA S         |            |           |     |     |        |
| 1535/0343                      | 11/09/2007 | WD        | Q   | I   |        |
| GRANTOR: BUTLER DANIEL E & KER |            |           |     |     |        |
| GRANTEE: CASEY LINDA S & MIC   |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1998] W21 S5 W6 FOP=[YR=1998] W23 S8 E17 N5 E4 N1 E2 N2 \$ S2 W2 S1 W4 S5 W17 N8 W15 S39 E2 FOP=[YR=1998] S6 E42 FGR=[YR=1998] S19 E9 S1 E12 N22 W12 FST=[YR=1998] N4 W5 S4 E5 \$ W5 N4 W4 S6 \$ N6 W42 \$ E51 S4 E12 N48 \$ . |  |  |  |  |  |  |  |  |  |